

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: April 8, 2004 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the City Planning Board Public **Hearing** to be held at **7:00 p.m.** on
Thursday, April 8, 2004 with a **Limited Business Meeting** to follow the Public Hearing
in the Aldermanic Chambers, third floor, City Hall, One City Hall Plaza

I. PUBLIC HEARINGS:

Subdivision, Site Plan, Planned Development and Conditional Use Permit Applications (See Enclosed):

A. MARCH HEARINGS CONTINUED:

1. S-04-2004 Property located on South Beech Street and Bradley Street, an application to subdivide property to create a 6.3 acre tract (existing cemetery) and a 12.6 acre tract – Roman Catholic Bishop of Manchester
Public Hearing Held: 02/12/2004
Public Hearing Continued: 03/11/2004
Deadline for Action: 04/08/2004
2. PD-02-2004 Property located at 840 Bodwell Road, an application to create a planned development by the construction of thirty-one (31) single family dwellings - Whirlwind Capital, LLC
Public Hearing Held: 03/11/2004
Public Hearing Continued: 04/08/2004
Deadline for Action: 05/13/2004
3. PD-04-2004 Property located at 1085 & 1095 Bodwell Road, an application to create a planned development, by the construction of six (6) townhouse structures, and for site plan approval for the construction of 24 dwelling units (2 existing on-site) – William Socha
SP-04-2004
Public Hearing Held: 03/11/2004 [Request by applicant to
Public Hearing Continued: 04/08/2004 continue hearing until
Deadline for Action: 05/13/2004 April 22, 2004]
4. PD-05-2004 Property located at 1055 Bridge Street, an application to create a planned development by the construction of five (5) single family dwellings (1 existing on-site) - Frank and Janice Hobbs

Public Hearing Held: 03/11/2004
Public Hearing Continued: 04/08/2004
Deadline for Action: 05/13/2004

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the applications

B. CURRENT APPLICATIONS:

5. S-01-2004 Property located at 175 Revere Avenue, an application to subdivide property to create three (3) single family lots – McKenna Builders, LLC for Arthur & Theresa Dion
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
6. S-12-2004 Property located at 22 Hillcrest Avenue, an application to subdivide and consolidate Parcel “A” with property of applicant – Robert & Simone Simard
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
7. S-13-2004 Property located at 55 Canton Street, an application to consolidate existing lots and subdivide to create one (1) single family building lot – Citizen’s Bank for T. Joseph Rev. Trust of 1990
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
8. SP-06-2004 Property located at 2405 Brown Avenue, an application for site plan approval for the construction of a 2,400 sq. ft. restaurant (Dunkin Donuts) with drive-thru window, and on-site parking – Kinstantine Scrivanos
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
9. CU-06-2004 Property located at 2540 Brown Avenue, an application for a conditional use permit to expand retail sales from 928 sq. ft. to 3,313 sq. ft. – Sears Product Repair Services
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
10. CU-07-2004 Property located at 1065 Hanover Street, an application for a conditional use permit to occupy a building and portion of the property with a towing business, including outside storage of vehicles – Precision Towing
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004

11. CU-08-2004 Property located at 60 Rogers Street, an application for a conditional use permit to occupy approximately 2,215 sq. ft. of the building as a dental office – Tom DeBlois for Robat Holdings, LLC
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
12. S-26-2002 A request to remove a condition of subdivision approval at Lilac Court that Lot #15 shall be prohibited from further subdivision – R. J. Moreau Communities, LLC
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004

II. LIMITED BUSINESS MEETING (Regulatory Matters):

[Current Matters]

13. S-06-2004 Property located on South Commercial Street, an application to subdivide property to create four (4) parcels for development, parcel for public street right-of-way and public access easements – TF Moran, Inc. for Manchester Downtown Visions, LLC
Public Hearing Held: 02/12/2004
Public Hearing Continued: 03/11/2004
Deadline for Action: 04/08/2004 [Recommendation Enclosed]
14. PD-01-2004 Property located on South Commercial Street, an application to create a planned
 SP-01-2004 development, for site plan approval for the construction of 132 garden apartment
 CU-02-2004 units and 45 townhouse dwellings, and for a conditional use permit to allow
 construction of two (2) multi-family buildings with dwelling units on the first
 floor, and containing approximate 132 dwelling units – TF Moran, Inc. for
 Chinburg Builders, Inc.
Public Hearing Held: 02/11/2004
Subsequent Revision: 03/11/2004
Deadline for Action: 04/08/2004 [Recommendation Enclosed]
15. SP-28-2003 Property located at 1250 South Willow Street, an application to expand a planned
 PD-18-2003 development and for site plan approval for the construction of a 9,400 sq. ft.
 automotive sales and 7,400 sq. ft. service building - (Gerald J. Montembeault,
 d.b.a. Dobles Hummer Dealership)
Public Hearing: 01/08/2004(Postponed)
Public Hearing Continued: 02/12/2004
Deadline for Action: 04/08/2004 [Recommendation Enclosed]

16. PD-08-2003 Property located at 17 Riverfront Drive, an application to create a planned develop-
CU-30-2003 ment by the construction of two (2) buildings containing a total of ten (10) town-house dwellings and a conditional use permit to allow construction within the regulated floodway of the Merrimack River, pursuant with Section 7.03 (D-2) of the zoning ordinance - Richard E. Fradette for NHHM, LLC
Public Hearing Held: 02/12/2004 [See enclosed letter – Staff Report to be provided at meeting]
Public Hearing Continued: 03/11/2004
Deadline for Action: 04/08/2004
17. PD-03-2004 Property located on Old Wellington Road, an application to create a planned development by the construction of three (3) multifamily buildings, and for site plan approval for the construction of a total of 90 dwelling units with on-site parking – The Anagnost Companies
SP-03-2004
Public Hearing Held: 03/11/2004 [Staff Report to be provided at meeting]
Deadline for Action: 05/13/2004
18. S-01-2004 Property located at 175 Revere Avenue, an application to subdivide property to create three (3) single family lots – McKenna Builders, LLC for Arthur & Theresa Dion
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
19. S-12-2004 Property located at 22 Hillcrest Avenue, an application to subdivide and consolidate Parcel “A” with property of applicant – Robert & Simone Simard
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
20. S-13-2004 Property located at 55 Canton Street, an application to consolidate existing lots and subdivide to create one (1) single family building lot – Citizen’s Bank for T. Joseph Rev. Trust of 1990
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
21. SP-06-2004 Property located at 2405 Brown Avenue, an application for site plan approval for the construction of a 2,400 sq. ft. restaurant (Dunkin Donuts) with drive-thru window, and on-site parking – Konstantine Scrivanos
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
22. CU-06-2004 Property located at 2540 Brown Avenue, an application for a conditional use permit to expand retail sales from 928 sq. ft. to 3,313 sq. ft. – Sears Product Repair Services
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004

23. CU-07-2004 Property located at 1065 Hanover Street, an application for a conditional use permit to occupy a building and portion of the property with a towing business, including outside storage of vehicles – Precision Towing
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
24. CU-08-2004 Property located at 60 Rogers Street, an application for a conditional use permit to occupy approximately 2,215 sq. ft. of the building as a dental office – Tom DeBlois for Robat Holdings, LLC
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004
25. S-26-2002 A request to remove a condition of subdivision approval at Lilac Court that Lot #15 shall be prohibited from further subdivision – R. J. Moreau Communities, LLC
Public Hearing: 04/08/2004
Deadline for Action: 06/10/2004

II. Other Business Items:

26. SP-08-2003 A request by Andrew Sullivan, representing the Islamic Society of Greater Manchester, for a one-year extension of the site plan approval to June 25, 2005.
[Refer to attached letter]

III. Such Other Items as Board Members may wish to introduce.